

☐ Individual appearing without attorney
☒ Attorney for: Chapter 7 Trustee

CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION

CHAPTER: 7

Debtor(s).

Location: Courtroom 303, United States Bankruptcy Court, 3420 Twelfth St., Riverside, CA 92501

Last date to file objections: 01/29/2020

The bankruptcy estate's right, title and interest in real property located at 13768 Ochre Lane, Victorville, California 92394. The bankruptcy estates interest in the real property is the debtor's one-half joint tenancy interest subject to all liens, encumbrances and interests. Property purchased "as-is" without any representations or warranties of any kind.

The purchase price is \$25,000.00 subject to all existing liens, encumbrances, and interests in said real property. The bankruptcy estate will deliver the property subject to all liens and encumbrances and will not be paying any liens or encumbrances on the property.

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any):

See Proposed Overbidding Procedures attached as Exhibit 1 hereto.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Charles W Daff, Bar No 76178
2107 N Broadway, Suite 308
Santa Ana, CA 92706
Telephone: 657-218-4800
Facsimile: 657-218-4858
Email: charleswdaff@gmail.com

Date: 01/13/2020

EXHIBIT 1

PROPOSED OVERBID PROCEDURES
FOR PURCHASE OF PROPERTY

Anyone interested in submitting an overbid with respect to the purchase of the Property must attend the hearing on the Motion or be represented by an individual at the hearing (either in person or telephonically) with authority to participate in the overbid process. The Proposed Overbid Procedures for Purchase of Property are as follows:

1. Potential over bidders must bid an initial amount of \$30,000.00. Minimum bid increments thereafter shall be \$1000. The Trustee shall have sole discretion in determining which overbid is in the best for the estate and will seek approval from the court of the same.

2. Overbids must be in writing and be received by the Trustee's counsel Charles Daff to the attention of Charles Daff, at 2107 N Broadway, Suite 308, Santa Ana, Ca. 92706 on or before seven days prior to the hearing on the sale motion.

3. Overbids must be accompanied by certified funds in an amount equal to 3% of the overbid purchase price.

4. The over bidder must also provide evidence of having sufficient specifically committed funds to complete the transaction or lending commitment for the bid amount and such other documentation relevant to the bidder's ability to qualify as purchaser of the Property and ability to close the sale and immediately and unconditionally pay the winning bid purchase price at closing.

5. The over bidder must seek to acquire the Estate's interest in the Property on terms and conditions not less favorable to the estate than the terms and conditions to which the Buyer has agreed to purchase the Property as set forth in the Real Estate Purchase and Sale Agreement attached as Exhibit 1 including closing on the sale of the Property in the same time parameters as the Buyer.

1 6. All competing bids must acknowledge that the Estate's right, title and interest in the
2 Property is being sold on an "AS IS" basis without warranties of any kind express or implied being
3 given by the Trustee concerning the condition of the Property or the quality of the title thereto or
4 any other matters relating to the Property. The competing bidder must represent and warrant that
5 he/she is purchasing the Estate's interest in the Property as a result of his/her own investigation
6 and is not buying the Property pursuant to any representation made by any broker agent and
7 accountant, attorney or employee acting at the direction of or on behalf of the Trustee. The
8 competing bidder must acknowledge that he/she has inspected the Property and upon closing of
9 escrow governed by the Real Estate Purchase and Sale Agreement the competing Buyer forever
10 waives for himself /herself and for his/her heirs successors and assigns all claims against the
11 Debtor her attorneys, agents, employees the estate John P Pringle as Trustee and individually and
12 his attorney, agents, employees arising or such might otherwise arise in the future concerning the
13 Property
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17 7. If overbids are received the final bidding round for the Property shall be held at the hearing
18 on the sale motion in order to allow all potential builders the opportunity to overbid and purchase
19 the Property. At the final bidding round the Trustee or his counsel will in the exercise of their
20 business judgment and subject to court approval except the bidder who has made the highest and
21 best offer to purchase the Property consistent with these Bidding Procedures be the successful
22 bidder
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24 8. At the hearing on the sale motion the Trustee will seek entry of an order *inter alia*
25 authorizing and approving the sale of the Estate's interest in the Property to the successful bidder.
26 The hearing on the sale motion may be adjourned or rescheduled without notice other than by an
27 announcement of the adjourned hearing date at the hearing on the sale motion
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1 9. In the event the successful bidder fails to close on the sale of the Property within the time
2 parameters approved by the court the Trustee shall retain the successful bidders deposit and shall
3 be released from the his obligation to sell the Property to the successful bidder and the Trustee
4 then may sell the Property to the first backup bidder approved by the court at the hearing on the
5 sale motion
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7 10. The Bidding Procedures will be provided to all creditors in any potential bidders or parties
8 who have shown an interest in the Property in addition a Notice of Sale of Estate Property will be
9 filed with the court for posting on the Court's website under the link current notices of sale thereby
10 giving notice to additional potential interested parties.
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In re: Laura Valles Debtor(s).	CHAPTER: 7 CASE NUMBER: 6:17-bk-17773 MH
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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
2107 N Broadway
Suite 308
Santa Ana, CA 92706

A true and correct copy of the foregoing document entitled (*specify*): **Notice of Sale of Estate Property with Proof of Service** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **01/13/2020**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Charles W Daff charleswdaff@gmail.com, r53975@notify.bestcase.com
John P Pringle (TR) brenfro@rpmlaw.com, jpp@trustesolutions.net; jpringle@rpmlaw.com
Valerie Smith claims@recoverycorp.com
Dana Travis travisesqs@gmail.com, thetravislawfirm@aol.com
Todd L Turoci mail@theturocifirm.com
United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

☐ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL:**

On **01/13/2020**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Hon. Mark Houle, US Bankruptcy Court, 3420 Twelfth St., Riverside, Ca. 92501

☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

01/13/2020

Charles W Daff

Date

Printed Name

Signature 

Label Matrix for local noticing
0973-6
Case 6:17-bk-17773-MH
Central District of California
Riverside
Mon Jan 13 15:44:52 PST 2020

Riverside Division
3420 Twelfth Street,
Riverside, CA 92501-3819

Department Stores National Bank
c/o Quantum3 Group LLC
PO Box 657
Kirkland, WA 98083-0657

IRS *
PO Box 7346
Philadelphia, PA 19101-7346

Roberto Alfaro
c/o Robert Becker
1801 Century Park East Ste 2100
Los Angeles, CA 90067-2323

Synchrony Bank/Walmart
Attn: Bankruptcy
Po Box 965060
Orlando, FL 32896-5060

Charles W Daff
2107 N. Broadway, Ste. 308
Santa Ana, CA 92706-2634

Laura Valles
13782 Bear Valley Rd D-3223
Victorville, CA 92392-8318

Employment Development Dept.
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280-0001

AWA Collections
Awa Collections
1045 W Katella Ave
Orange, CA 92867-3561

ERC/Enhanced Recovery Corp
Attn: Bankruptcy
8014 Bayberry Rd
Jacksonville, FL 32256-7412

Keybank NA
PO Box 94968
Cleveland, OH 44101-4968

SchoolsFirst FCU
P.O. Box 11547
Santa Ana, CA 92711-1547

United States Trustee (RS)
3801 University Avenue, Suite 720
Riverside, CA 92501-3255

Dana Travis
The Travis Law Firm
4294 Orange St.
Riverside, CA 92501-3827

Franchise Tax Board
Bankruptcy Section MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

Department Stores National Bank
Citibank, N.A.
701 East 60th Street North
Sioux Falls, SD 57104-0493

FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS A340
PO BOX 2952
SACRAMENTO CA 95812-2952

(p)PORTFOLIO RECOVERY ASSOCIATES LLC
PO BOX 41067
NORFOLK VA 23541-1067

Synchrony Bank/ JC Penneys
Attn: Bankruptcy
Po Box 965060
Orlando, FL 32896-5060

Visa Dept Store National Bank/Macy's
Attn: Bankruptcy
Po Box 8053
Mason, OH 45040-8053

John P Pringle (TR)
Roquemore, Pringle & Moore, Inc.
6055 East Washington Blvd., Suite 500
Los Angeles, CA 90040-2466

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Portfolio Recovery Associates, LLC
c/o Jc Penney Credit Card
POB 41067
Norfolk VA 23541

(d)Portfolio Recovery Associates, LLC
c/o Walmart Credit Card
POB 41067
Norfolk VA 23541

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u) Courtesy NEF

End of Label Matrix	
Mailable recipients	21
Bypassed recipients	1
Total	22